

Date: 19 November 2018  
Our ref: 263874  
Your ref: WA/2018/1239



Waverley Borough Council

**BY EMAIL ONLY**

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Dear Rebecca Clarke and Matt Smith

**Planning consultation: WA/2018/1239 (AMENDED PLANS) Erection of 262 dwellings etc. 131 sqm building for community use etc.**

**Location: Ockford Wood Farm, Ockford Wood, Cottage No. 19 and 21 Aarons Hill, Godalming.**

Thank you for your consultation on the additional information provided in relation to the above application which was received on 05-11-2018.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

## **SUMMARY OF NATURAL ENGLAND'S ADVICE**

### **REMOVAL OF OBJECTION SUBJECT TO MITIGATION**

Natural England has previously submitted an objection to this application, dated 16-10-2018 which requested further information in relation to the impact of the proposals on protected species.

The applicant has since provided further information in the form of a Technical Note ('7864: *Response to Natural England (further dormouse information)*', November 2018).

We have reviewed this note, and consider that subject to mitigation, the proposal will not result a significant impact on protected species. As such, we wish to remove our objection, subject to the inclusion of mitigation measures to ensure that:

- No clearance of bramble-scrub takes place until further survey work has been completed in relation to Hazel Dormouse and a license secured if required
- Appropriate mitigation measures in relation to bat species are included within the proposals as outlined within the CEMP (November 2018)

### **Hazel Dormouse (*Muscardinus avellanarius*)**

Following the submission of this application we considered that further information was required in relation to potential impacts on Hazel Dormouse. In the absence of such information, we could not conclude that the proposal, which would require the removal of habitat potentially suitable to Hazel Dormouse, would not result in impacts to protected species. The proposal includes the removal of a hedge bisecting the two main fields in the developable part of the site. Further, bramble/scrub

clearance measures have been proposed within the country park area at the Eastern end of the site.

Subsequently, Ecology Solutions have produced a note on behalf of the applicant which provides further information on the suitability of habitat present on site for Hazel Dormouse. Upon review of this information, Natural England consider that the removal of the hedge will not result in impacts upon Hazel Dormouse, due to its low suitability.

However, as acknowledged within the note, the bramble/scrub area within the country park may be suitable for Hazel Dormouse. Therefore we advise that an appropriately worded condition is attached to any planning permission to ensure that:

- Hazel Dormouse surveys are undertaken within the country park area in order to ascertain the presence or absence of this species
- No Bramble/scrub clearance works are undertaken until such time as these surveys are complete, and an EPS license secured if necessary.

#### **Bats: Mitigation Measures**

In addition, we recommend that a suitably worded condition to secure mitigation in relation to bat species, as outlined within the CEMP (November 2018), is attached to any permission. Measures should include the retention of trees along the identified commuting route along the North-Eastern boundary of the development, and lighting in this area should be designed to retain a dark corridor, such that it remains suitable for use by commuting bats, including Barbastelle.

Therefore we consider that sufficient information has now been provided to ascertain that there will not be a significant impact on protected species as a result of the proposed scheme.

#### **Charterhouse to Eashing Site of Special Scientific Interest (SSSI)**

We would like to take the opportunity to clarify that, based on the plans submitted, we consider that the proposed development will not damage or destroy the interest features for which this site has been notified.

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter please contact me at [chris.baines@naturalengland.org.uk](mailto:chris.baines@naturalengland.org.uk).

Yours sincerely,

Chris Baines  
Sustainable Development  
Thames Team